

**CARROLLTON CITY COUNCIL
REGULAR WORKSESSION AND MEETING
MARCH 21, 2017**

The City Council of the City of Carrollton, Texas convened in a Regular Worksession and Meeting on Tuesday, March 21, 2017 at 5:45 p.m. with the following members present; Mayor Matthew Marchant, Mayor Pro Tem Doug Hrbacek, Deputy Mayor Pro Tem Steve Babick, Councilmembers Anthony Wilder, Glen Blanscet, John Sutter, James Lawrence and Bob Garza. Also present were City Manager Erin Rinehart, Assistant City Managers Marc Guy, Chrystal Davis and Bob Scott, City Attorney Meredith Ladd and City Secretary Laurie Garber.

5:45 P.M. – COUNCIL BRIEFING ROOM

*****PRE-MEETING/EXECUTIVE SESSION*****

Mayor Marchant called the meeting to order at 5:45 p.m.

1. Receive **information and discuss Consent Agenda.**

*****EXECUTIVE SESSION*****

2. Council will convene in **Executive Session** pursuant to Texas Government Code:
 - **Section 551.071** for private consultation with the City Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the City Attorney has a duty under the Texas Rules of Discipline and Professional Conduct regarding confidential communication with the City Council.
3. Council **will reconvene in open session** to consider action, if any, on matters discussed in the Executive Session. Council did not convene in Executive Session.

*****WORKSESSION*****

4. Discuss **Country Place Drainage Channel.**

Asst City Manager Marc Guy provided an overview of the assessment of current conditions of the Country Place drainage channel and provided options and associated costs. He stated that after being contacted by Country Place in the summer of 2016, staff engaged an environmental analysis firm and the results were that the silt was Class 1 non-hazardous which means it is not posing any type of eminent threat to health and public safety but it does have elements of motor fuels that would be typical runoff. Any removal of the silt requires certain types of protocols meaning it would not be able to be used on a golf course or park which increases the costs for silt removal. He advised that the information and options were provided to Country Place and to Country Place Townhouse One for a decision on their desired action. The options were as follows:

Option 1 – Do Nothing – no costs – won't address negative visual and odor effects of inlet;
Option 2 – Dredge Inlet - \$300,000 - \$350,000 cost – recurring capital cost every 7 to 10 years;
Option 3 – Remove Inlet - \$225,000 - \$275,000 for an r-rap wall or \$302,000 to \$352,000 for a Millsap veneer wall – one-time non-recurring capital cost.

Mr. Guy reported that the preferred course of action by both entities was to fill and eliminate the inlet (r-rap wall); sod and irrigate the filled area; restore the dam west of the inlet; extend drainage pipe

from Lakecrest; relocate water transfer line with a financial participation commitment to the lesser of \$50,000 or 20% of the infill project cost. He advised that there was no City funding currently budgeted and option 2 or 3 would require Federal and/or State regulatory review and permitting so the target project time would be the summer of 2018. He asked Council for direction on the desired course of action and funding.

Mayor Marchant asked about the projected estimate and Director of Engineering Cesar Molina stated it was a rough estimate using costs from a similar project three years earlier with inflation. With regard to funding sources, Mr. Guy stated there may be funds available from a variety of areas such as some unallocated bond funds, capital savings from other projects and possibly some surplus sales tax.

Bob Garza asked for clarification on the funds from the HOA and Mr. Guy stated the total from the two associations would be \$50,000. With regard to the number of households, Mr. Guy stated that Country Place had 741 homes and Townhouse One had 112. He went on to explain that the emails provided to Council were received prior to staff making the February presentation to the homeowners with the options and design which was similar to the one presented to Council this evening.

Councilmember Lawrence asked about the proposed timeline and Mr. Guy explained that there would have to be either Federal or State regulatory review as well as bidding the project because it was not something that staff would handle and also explained that summer time was the best time for the project because the weather would be better and the water level would be lower.

Councilmember Sutter asked where the silt would end up and Civil Engineering Manager Mike McKay stated it would go into the in-line pond on the golf course and would have to be removed eventually but the silt wouldn't have the impact on the larger body of water as it does right now.

Councilmember Babick asked about the area 20 years ago. Mr. Guy advised that the project was completed in 1992-95 timeframe and old aerials show the channel generally following the same path. He stated the project armored the sides and he emphasized that the project was not a flood control project; it was an erosion control project.

Councilmember Wilder asked who had responsibility for the area in questions and Mr. Guy replied that the City was responsible noting it was part of the drainage system and once the subject area was filled in, the HOA would take over responsibility of the area.

Direction was provided to proceed as recommended.

5. Discuss Possible Annexation Of An Approximately 4.3-Acre Tract Located At The Northwest Corner Of Parker Road/FM 544 and Josey Lane.

Chief Planner Loren Shapiro advised that Graham Mortgage Corporation contacted staff regarding the possibility of having the site at the northwest corner of Parker Road/FM 544 and Josey Lane annexed into the City of Carrollton. The current owner does not have any tenants or prospects for developing the tract at this time, but wants the property annexed for city water and sewer service in order to market the property to retail users. The proposed annexation would not include the lot for the existing Liquor Depot. The property is currently in the Town of Hebron. General discussion was held about surrounding uses and connections. Direction was provided for staff to move forward.

6. Mayor and Council reports and information sharing.

Mayor Marchant adjourned the Worksession to convene the Regular Meeting at 6:38 p.m.

*****REGULAR MEETING*****

Mayor Marchant called the Regular Meeting to order at 7:01 p.m.

INVOCATION – Councilmember Glen Blanscet

PLEDGE OF ALLEGIANCE – Councilmember Bob Garza

Mayor Marchant announced that the Public Forum item would be heard after the conclusion of the Consent Agenda.

CONSENT AGENDA

*(*All items marked with a single asterisk are part of a Consent Agenda and require no deliberation by the Council. Each Council member has the prerogative of removing an item from this agenda so that it may be considered separately. Contracts and agreements are available in the City Secretary's Office.)*

Mayor Marchant advised that Items 22 and 23 were pulled for a separate vote.

Mayor Pro Tem Hrbacek moved approval of Items 8 - 21; second by Councilmember Wilder and the motion was approved with a unanimous 7-0 vote.

MINUTES

***8. Consider Approval Of The February 28, 2017 Special Meeting Minutes.**

***9. Consider Approval Of The March 7, 2017 Regular Meeting Minutes.**

BIDS & PURCHASES

***10. Consider Approval Of The Purchase Of Traffic Signal Poles For The Public Works Traffic Department From Structural & Steel Products Through Our Interlocal Agreement With The City Of McKinney In An Amount Not To Exceed \$175,000.00.**

***11. Consider Approval Of Bid #17-020 Plant Protection For The Parks Department From Various Vendors In An Amount Not to Exceed \$70,000.00.**

***12. Consider Approval Of The Purchase Of Four (4) Trucks For Various City Departments From Sam Pack Auto Group Through An Inter-Local Agreement With State Of Texas In An Amount Not To Exceed \$98,494.00.**

***13. Consider Approval Of The Purchase Of Eight (8) Vehicles From Reliable Chevrolet Through An Inter-Local Agreement With Tarrant County In An Amount Not To Exceed \$261,168.03.**

- *14. Consider Approval Of The Purchase Of One (1) Prisoner Transport Van For The Police Department From Silsbee Ford Through An Inter-Local Agreement With BuyBoard In An Amount Not To Exceed \$48,592.25.**
- *15. Consider Approval Of The Purchase Of One (1) Backhoe From Kubota Through An Inter-Local Agreement With BuyBoard In An Amount Not To Exceed \$54,790.73.**
- *16. Consider Approval Of The Purchase Of Carpet For Josey Ranch Lake Library And The Justice Center From Business Flooring Partners Through An Inter-Local Agreement With BuyBoard In An Amount Not To Exceed \$326,182.08.**
- *17. Consider Approval Of The Purchase Of Travel Services For The Carrollton Senior Center From Collette In An Amount Not To Exceed \$102,000.00.**
- *18. Consider Approval Of The Purchase Of Two Prefab Restroom Facilities For Jimmy Porter And Martha Pointer Parks From Public Restroom Company Through An Inter-Local Agreement With BuyBoard In An Amount Not To Exceed \$292,800.00.**
- *19. Consider Approval Of The Purchase Of Six (6) Pieces Of Toro Golf Equipment From Professional Turf Products Through An Inter-Local Agreement With BuyBoard In An Amount Not To Exceed \$237,004.00.**
- *20. Consider Approval Of The Replacement Of Oak Hills Playground Surface By Synlawn Through An Inter-Local Agreement With BuyBoard In An Amount Not To Exceed \$79,900.00.**
- *21. Consider Approval For The Purchase Of Upgraded Vehicle Exhaust Systems For Fire Stations One Through Eight From Air Cleaning Technologies Incorporated In An Amount Not To Exceed \$188,260.00.**

CONTRACTS & AGREEMENTS

- ~~***22. Consider Authorizing The City Manager To Execute The First Amendment And Assignment Of An Economic Development Incentive Agreement With SC Switchyard, LLC For The Switchyard Project At 1199 North Broadway.**~~

RESOLUTIONS

- ~~***23. Consider A Resolution Receiving The Preliminary Service And Assessment Plan And Assessment Roll And Calling A Public Hearing On The Preliminary Service And Assessment Plan And Assessment Roll For The Carrollton Castle Hills PID No. 2 Generally Located Near The Northwest Corner Of The Intersection Of Parker Road/FM 544 And Josey Lane.**~~

CONSENT AGENDA ITEMS PULLED FOR SEPARATE CONSIDERATION.

- *22. Consider Authorizing The City Manager To Execute The First Amendment And Assignment Of An Economic Development Incentive Agreement With SC Switchyard, LLC For The Switchyard Project At 1199 North Broadway.**

Deputy Mayor Pro Tem Babick moved approval of Item 22; second by Councilmember Blanscet.

Councilmember Wilder stated he would vote against it stating this was another economic development incentive agreement where the other party has met their end of the agreement so was inclined to let it go.

The motion was approved with a 6-1 vote, Councilmember Wilder opposed.

***23. Consider A Resolution Receiving The Preliminary Service And Assessment Plan And Assessment Roll And Calling A Public Hearing On The Preliminary Service And Assessment Plan And Assessment Roll For The Carrollton Castle Hills PID No. 2 Generally Located Near The Northwest Corner Of The Intersection Of Parker Road/FM 544 And Josey Lane.**

Mayor Pro Tem Hrbacek moved approval of Item 23; second by Deputy Mayor Pro Tem Babick.

Councilmember Wilder stated he would vote against the item noting his disagreement with the PID approach.

The motion was approved with a 6-1 vote; Councilmember Wilder opposed.

PUBLIC FORUM

7. Hearing of any citizen/visitor on items not listed on the regular meeting agenda. Citizens wishing to address the Council regarding items on the posted agenda will be called to speak during the Council's consideration of such items. Citizens/visitors should complete an appearance card located on the table at the entrance to the City Council Chambers. Speakers must address their comments to the presiding officer rather than to individual Council members or staff; Stand at the podium, speak clearly into the microphone and state your name and address prior to beginning your remarks; Speakers will be allowed between 2 and 5 minutes for testimony; Speakers making personal, impertinent, profane or slanderous remarks may be removed from the room; Unauthorized remarks from the audience, stamping of feet, whistles, yells and similar demonstrations will not be permitted; No placards, banners or signs will be permitted in the Chambers or in any other room in which the council is meeting. In accordance with the State Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

Mayor Marchant explained that the Open Meetings Act does not allow the Council to hold discussion on an item that is not posed on the agenda and noting that neither immigration nor 287g was listed.

The following individuals spoke in favor of immigration and the 287g program:

Janet Bertrand, 1515 Ranchview Lane; Denis Bertrand, 1515 Ranchview Lane; Peggy Stodola, 2311 Heatherwood Way; Austin Stroh, 2119 Via Estrada; Camille Johnson, 1910 Camden Way; Jim Bush, 4020 Windy Crest Circle; David Charles, 2112 Southmoor Drive; Tom Mayfield, 1805 Glengerry Drive; Jim Andrade, 1417 Caroline Place; Ron Branson, 1406 Charlotte Way; Unknown speaker; Diana Thompson, 2223 Belton Drive; Bob Dodge, 3919 Granberry Drive, Dallas.

The following individuals spoke against 287g:

Berta Acosta, 1644 Blackstone Drive; Scott Cockrill, 2940 Furneaux Lane; Barbara Vibbert, 2417 Via del Sur; Nolan Adams, 2304 Lakeland Drive; Zul Mohamed, 1616 Bennington Drive; Unknown speaker; Jason Ferrer, 1815 Hood St; Victor Guierros, Carla Lemo, business owner; Andrew

Colleseo; Carolos Quintanilla; Unknown speaker; Unknown Speaker, Unknown speaker; Barbara Core; 1111 S Main Street; Evangelina Guzman, Carrollton Downs; Catherine Ressa, 3320 Delaford Drive.

The following individuals submitted a card in support of 287g but did not wish to speak:

Terry Bush, 4020 Windy Crest Circle; John Yarbrough, 2905 Cambridgeshire Drive; David Yarbrough, 2905 Cambridgeshire Drive; Matt Garrett, 2226 Arbor Crest; Ginger Hindman, 2226 Arbor Crest; Marcia Barnett, 1007 Wiltshire Drive.

Shirley Tarpley, 1507 Milam Way, spoke with concern regarding affordable housing.

Unknown speaker stated it was unfair for him to be considered a criminal because it is an immigrant. Michelle Beckley, 3206 Sugarbush Drive, read from a welcoming ordinance approved by Dallas County Commissioners that applies to 287g; Jim Camey asked how citizens would know when the City considers action on items such as 287g.

Mayor Marchant adjourned the meeting at 8:34 pm.

ATTEST:

Laurie Garber, City Secretary

Matthew Marchant, Mayor